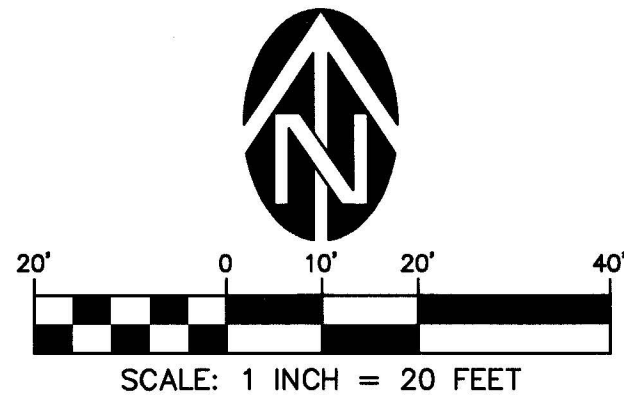


PARTITION PLAT

A REPLAT OF A PORTION OF LOT 40 "FOREST HILLS ACRES" (PLAT NO. 598)
 IN THE NW 1/4 OF SECTION 4, T. 2 S., R. 1 E., W.M.
 CITY OF LAKE OSWEGO, CLACKAMAS COUNTY, OREGON

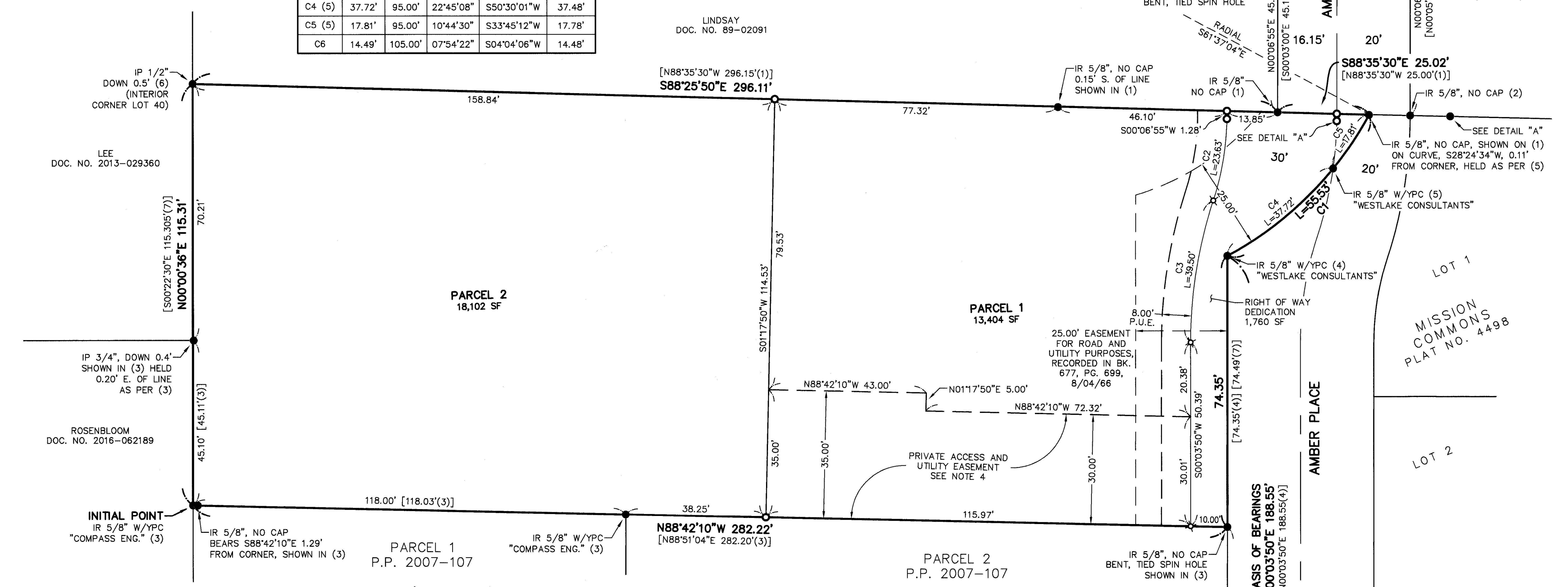
DATE: APRIL 2, 2018



CURVE DATA TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	55.53'	95.00'	33°29'38"	S45°07'46"W	54.75'
[C1 (7)]	(55.73')	(95.00')	(33°36'00")	---	---
C2	23.63'	75.00'	18°03'15"	S09°08'32"W	23.54'
C3	39.50'	125.00'	18°06'20"	S09°07'00"W	39.34'
C4 (5)	37.72'	95.00'	22°45'08"	S50°30'01"W	37.48'
C5 (5)	17.81'	95.00'	10°44'30"	S33°45'12"W	17.78'
C6	14.49'	105.00'	07°54'22"	S04°04'06"W	14.48'

LINDSAY
 DOC. NO. 89-02091

LEMIEUX
 DOC. NO. 86-43305
 (PARCEL 1)



LOT 1
 MISSION COMMONS
 PLAT NO. 4498
 LOT 2

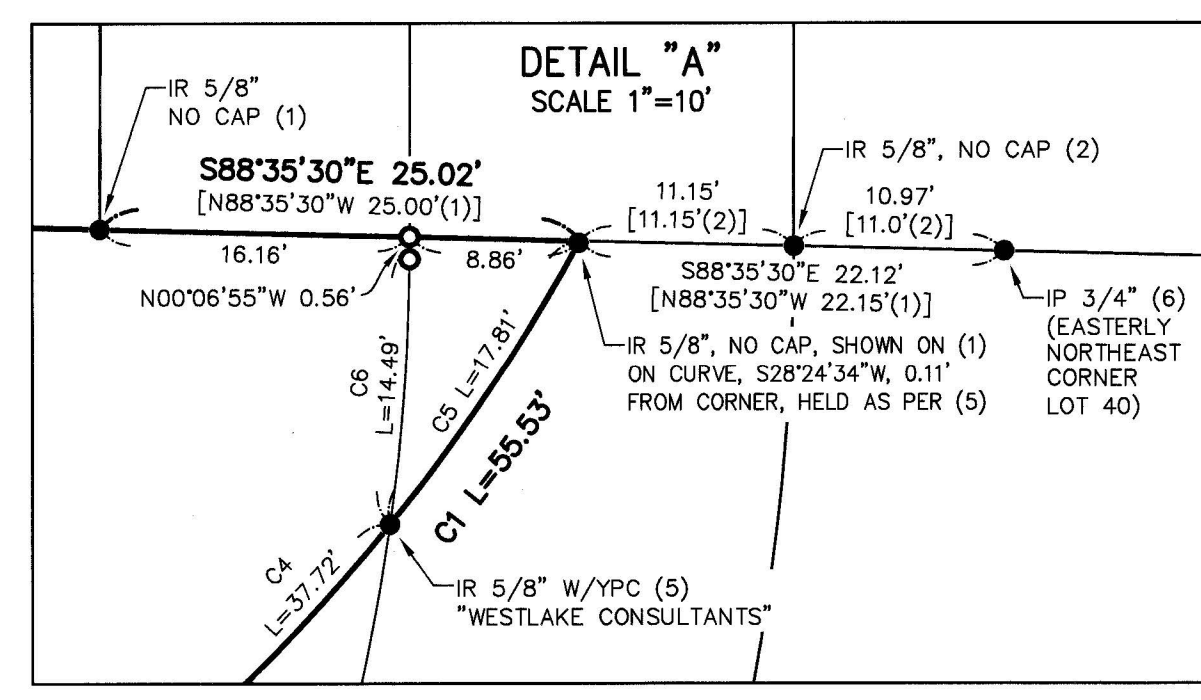
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 25, 1990
 GARY R. ANDERSON
 2434
 RENEWAL: 12-31-19

SURVEYED FOR:
 MISSION HOMES NW, LLC
 SURVEYED BY:
 WESTLAKE CONSULTANTS, INC.
 15115 S.W. SEQUOIA PARKWAY, SUITE 150
 TIGARD, OREGON 97224
 (503) 684-0652 SHEET 1 OF 2
 2312-023P.DWG

- LEGEND**
- FOUND & HELD MONUMENT, OR AS NOTED
 - SET 5/8" IRON ROD W/YPC MARKED "WESTLAKE CONSULTANTS", MARCH 29, 2018.
 - ⊗ SET 5/8" IRON ROD W/YPC MARKED "WESTLAKE CONSULTANTS", MARCH 29, 2018.
- P.P. PARTITION PLAT
 SN SURVEY NUMBER
 IR IRON ROD
 IP IRON PIPE
 W/YPC WITH YELLOW PLASTIC CAP
 P.U.E. PUBLIC UTILITY EASEMENT
 [DATA(#)] RECORD DATA AND REFERENCE
 DOC. NO. DOCUMENT NUMBER

- SURVEY/DEED REFERENCES**
 ALL REFERENCES ARE FROM CLACKAMAS COUNTY RECORDS
- (1) SN 8880
 - (2) SN 17355
 - (3) SN 2007-107
 - (4) SN 2016-181
 - (5) PLAT OF "MISSION COMMONS" #4498
 - (6) PLAT OF "FOREST HILLS ACRES" #0598
 DOC. NO. 2017-019298
 DOC. NO. 2017-024207



- SHEET INDEX**
- SHEET 1 - SURVEY PLAT, LEGEND, CURVE TABLE, DETAIL "A" AND SURVEY/DEED REFERENCES.
 SHEET 2 - APPROVALS, DECLARATION, ACKNOWLEDGEMENT, NOTES, CONSENT AFFIDAVIT, NARRATIVE AND SURVEYOR'S CERTIFICATE.

PARTITION PLAT

PARTITION PLAT NO: 2018-043

A REPLAT OF A PORTION OF LOT 40 "FOREST HILLS ACRES" (PLAT NO. 598)
IN THE NW 1/4 OF SECTION 4, T. 2 S., R. 1 E., W.M.
CITY OF LAKE OSWEGO, CLACKAMAS COUNTY, OREGON

DATE: APRIL 2, 2018

APPROVALS

APPROVED THIS 27 DAY OF April, 2018
CITY OF LAKE OSWEGO
Cate C. Hamilton
PLANNING AND BUILDING SERVICES DEPARTMENT

APPROVED THIS 1ST DAY OF MAY, 2018
BY: Chris R. Giff
CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED FOR BY
O.R.S. 92.095 HAVE BEEN PAID THRU JUNE 30, 2018

APPROVED THIS 1 DAY OF MAY, 2018
CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: Tara
DEPUTY

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS
RECEIVED FOR RECORD ON THE 1ST DAY OF May,
2018, AT 1:34 O'CLOCK, P.M.,

AS PARTITION PLAT NO. 2018-043
AS DOCUMENT NO. 2018-026891

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: Cindy Swick

CONSENT AFFIDAVIT

A PARTITION PLAT CONSENT AFFIDAVIT BY JAMES JEDDELOH, TRUSTEE OF THE
DAN G. WIEDEN ELECTING SMALL BUSINESS TRUST, BENEFICIARY UNDER DEED
OF TRUSTS RECORDED IN DOCUMENT NO'S. 2017-036497 AND 2017-036498,
HAS BEEN RECORDED IN DOCUMENT NO. 2018-026890
CLACKAMAS COUNTY DEED RECORDS.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MISSION HOMES NORTHWEST, LLC,
AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND
REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN
THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PLATTED INTO
TWO PARCELS, IN ACCORDANCE WITH CHAPTER 92 OF THE OREGON REVISED
STATUTES, AS SHOWN HEREON, AND DOES HEREBY GRANT ALL EASEMENTS AS
SHOWN OR NOTED AND DOES HEREBY DEDICATE THE RIGHT OF WAY TO THE
PUBLIC. THE DECLARANT MAKES NO CLAIM TO LAND BEYOND THE BOUNDARY AS
MONUMENTED AND DESCRIBED IN SURVEYOR'S CERTIFICATE.

[Signature]
JOSHUA KELSO, MEMBER
MISSION HOMES NORTHWEST, LLC

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF WASHINGTON } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON APRIL 2 2018
BY JOSHUA KELSO, AS MEMBER OF MISSION HOMES NORTHWEST, LLC.

[Signature]
NOTARY SIGNATURE
MACKENZIE DAVIS
NOTARY NAME (PRINTED)

COMMISSION NO: 947116

MY COMMISSION EXPIRES: 02-09-2020

NOTES

1. BASIS OF BEARINGS IS NORTH 00°03'50" EAST ALONG THE WEST LINE OF AMBER PLACE PER SURVEY NUMBER 2016-181, CLACKAMAS COUNTY SURVEY RECORDS.
2. THIS PARTITION PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL AS SET FORTH IN THE CITY OF LAKE OSWEGO PLANNING AND BUILDING SERVICES DEPARTMENT CASE FILE LU 17-0016-1922.
3. PARCEL 1 IS SUBJECT TO AN 8.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG AMBER PLACE.
4. PARCEL 1 IS SUBJECT TO A PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 2.
5. PARCELS 1 AND 2 ARE SUBJECT TO A PRIVATE STORMWATER EASEMENT FOR THE BENEFIT OF BOTH PARCELS FOR ANY COMMON STORMWATER FACILITY ON SITE.
6. PARCELS 1 AND 2 ARE SUBJECT TO PUBLIC UTILITY EASEMENTS AS NECESSARY TO THE SATISFACTION OF THE FRANCHISE UTILITY COMPANIES.
7. PARCELS 1 AND 2 ARE SUBJECT TO AFFECTS OF "DEVELOPMENT RESTRICTIONS", RECORDED AS DOCUMENT NO. 2018-026892

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PLAT AND PARTITION INTO TWO PARCELS, THAT TRACT OF LAND CONVEYED TO MISSION HOMES NORTHWEST, LLC, BY DEED DOCUMENT NUMBER 2017-019298 AND 2017-024207, BOTH CLACKAMAS COUNTY DEED RECORDS.

FOR MY BASIS OF BEARINGS AND A PORTION OF THE EAST LINE, I HELD NORTH 00°03'50" EAST THROUGH MONUMENTS FOUND AS SHOWN ON THE WEST LINE OF AMBER PLACE, BEING ALSO THE WEST LINE OF "MISSION COMMONS".

THE SOUTH LINE, BEING ALSO THE NORTH LINE OF PARTITION PLAT 2007-107, WAS ESTABLISHED BY HOLDING A LINE THROUGH FOUND MONUMENTS AS SHOWN.

THE WEST LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS.

THE NORTH LINE, BEING ALSO THE EASTERLY NORTH LINE OF LOT 40 OF "FOREST HILLS ACRES", WAS ESTABLISHED BY HOLDING THE FOUND 1/2" IRON PIPE AT THE NORTHWEST CORNER (BEING AN INTERIOR CORNER OF SAID LOT 40), THE FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF AMBER PLACE AND A FOUND 3/4" IRON PIPE AT THE EASTERLY NORTHEAST CORNER OF SAID LOT 40.

THE CURVED PORTION OF THE EAST LINE WAS ESTABLISHED BY HOLDING A 95.00 FOOT RADIUS PER (7) THROUGH THE TWO 5/8" IRON RODS WITH YELLOW PLASTIC CAPS MARKED "WESTLAKE CONSULTANTS" PER (4) AND (5).

SURVEYOR'S CERTIFICATE

I, GARY R. ANDERSON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING IN THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF LAKE OSWEGO, CLACKAMAS COUNTY, OREGON, THE BOUNDARIES OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COMPASS ENG." AT THE NORTHWEST CORNER OF PARTITION PLAT 2007-107, CLACKAMAS COUNTY PLAT RECORDS, AND THE EAST LINE OF THAT PROPERTY CONVEYED TO ROSENBLUM BY DEED DOCUMENT NUMBER 2016-062189, CLACKAMAS COUNTY DEED RECORDS; THENCE, ALONG SAID EAST LINE, AND THE NORTHERLY EXTENSION THEREOF, NORTH 00°00'36" EAST, 115.31 FEET TO THE EASTERLY NORTH LINE OF LOT 40 OF "FOREST HILLS ACRES", CLACKAMAS COUNTY PLAT RECORDS; THENCE, ALONG SAID NORTH LINE OF LOT 40, SOUTH 88°25'50" EAST, 296.11 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG LAST SAID NORTH LINE, SOUTH 88°35'30" EAST, 25.02 FEET TO THE WEST LINE OF "MISSION COMMONS", CLACKAMAS COUNTY PLAT RECORDS, AND A NON-TANGENT POINT OF CURVATURE; THENCE, ALONG SAID WEST LINE, ON A 95.00 FOOT RADIUS CURVE TO THE RIGHT (RADIAL BEARS SOUTH 61°37'04" EAST) THROUGH A CENTRAL ANGLE OF 33°29'38" (CHORD BEARS SOUTH 45°07'46" WEST, 54.75 FEET) A DISTANCE OF 55.54 FEET TO A POINT OF CUSP; THENCE, CONTINUING ALONG LAST SAID WEST LINE, SOUTH 00°03'50" WEST, 74.35 FEET TO THE NORTHEAST CORNER OF SAID PARTITION PLAT 2007-107; THENCE, ALONG THE NORTH LINE THEREOF, NORTH 88°42'10" WEST, 282.22 FEET TO THE INITIAL POINT.

CONTAINING 33,266 SQUARE FEET, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 25, 1990
GARY R. ANDERSON
2434

RENEWAL: 12-31-19

SURVEYED FOR:
MISSION HOMES NW, LLC

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 684-0652

SHEET 2 OF 2